095.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,700 / 969,700
					USE VALUE:	969,700 / 969,700
					ASSESSED:	969,700 / 969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIKONOFF MATTHEW & LAURA
Owner 2:	
Owner 3:	
Street 1:	69 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOLDSWORTH MARY E -
Owner 2:	LIFE ESTATE -
Street 1:	69 FALMOUTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,711 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2246 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6711.000	534,800		434,900	969,700
Total Card	0.154	534,800		434,900	969,700
Total Parcel	0.154	534,800		434,900	969,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.84 | /Parcel: 431.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 62256

GIS Ref

GIS Ref

Insp Date 09/21/16

!7799!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,500	0	6,711.	434,900	943,400	943,400	Year End Roll	12/18/2019
2019	101	FV	377,600	0	6,711.	434,900	812,500	812,500	Year End Roll	1/3/2019
2018	101	FV	361,200	0	6,711.	372,800	734,000	734,000	Year End Roll	12/20/2017
2017	101	FV	361,200	0	6,711.	347,900	709,100	709,100	Year End Roll	1/3/2017
2016	101	FV	358,200	0	6,711.	298,200	656,400	656,400	Year End	1/4/2016
2015	101	FV	349,800	0	6,711.	267,200	617,000	617,000	Year End Roll	12/11/2014
2014	101	FV	344,900	0	6,711.	247,300	592,200	592,200	Year End Roll	12/16/2013
2013	101	FV	344,900	0	6,711.	235,800	580,700	580,700		12/13/2012

PRINT

Date	Time
12/10/20	22:24:24

LAST REV

Date	Time
06/04/20	15:00:06

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7799

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLDSWORTH MARY	63613-406		5/15/2014	Change>Sale	615,000	No	No		MARY HOLDSWORTH D.O.D 2/11/2014 BK 63613 PG 4
HOLDSWORTH ROBE	52289-10		2/24/2009	Family	99	No	No		
	9784-436		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1748	Addition	29,500	C				
3/3/2017	229	Redo Bas	29,350	O				reno bsmnt add 1/2
7/14/2015	944	Porch	23,000		7/14/2015			Add a 20 x 14 deck
6/23/2014	714	Re-Roof	11,900					
5/21/2014	503	Renovate	32,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2020	Permit Visit	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
9/13/2017	Left Notice	DGM	D Mann
9/21/2016	Meas/Inspect	DGM	D Mann
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
7/1/2014	External Ins	PC	PHIL C
2/12/2009	Meas/Inspect	294	PATRIOT
11/16/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6711		Sq. Ft.	Site		0	70.	0.93	4									434,932						434,900	

Total AC/HA: 0.15406 | Total SF/SM: 6711 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 434,932 | Spl Credit | Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17605209
Const Adj.:	0.98734993
Adj $ / SQ:	145.147
Other Features:	142250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656963
Depreciation:	122195
Depreciated Total:	534768

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

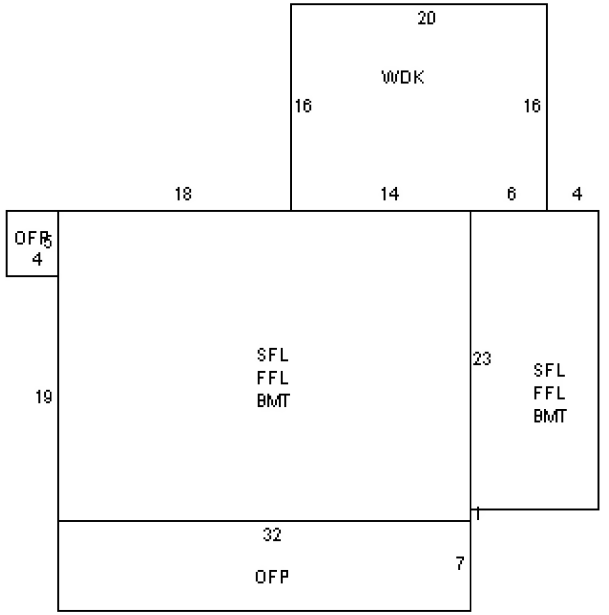
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.05
Special Features:	0	Val/Su Net:	150.31
Final Total:	534800	Val/Su SzAd	267.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	998	53.610	53,506
FFL	First Floor	998	145.150	144,857
SFL	Second Floor	998	145.150	144,857
WDK	Deck	320	9.010	2,883
OFP	Open Porch	244	22.970	5,604
	Net Sketched Area:	3,558	Total:	351,707
Size Ad	1996	Gross Are	3558	FinArea 2246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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